



**JULY 20, 2010**

**AGENDA  
FREMONT CITY COUNCIL & REDEVELOPMENT AGENCY  
WORK SESSIONS**

**CITY COUNCIL CHAMBERS  
3300 CAPITOL AVENUE, FREMONT**

**6:00 P.M. (Please Note Time Change)**

**1. PRELIMINARY**

- 1.1 Call to Order
- 1.2 Salute to the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

**2. ORAL COMMUNICATIONS**

[Any person desiring to speak on a matter which is not scheduled on this agenda may do so. The California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of presentations (see instructions on speaker card) and each speaker may only speak once on each agenda item.]

**3. CEREMONIAL ITEMS**

- 3.1 Proclamation: In Recognition of the 20<sup>th</sup> Anniversary of the Americans with Disabilities Act (ADA)

*Times Are  
Approximate*

**4. DRAFT ECONOMIC DEVELOPMENT ELEMENT GOALS  
AND POLICIES**

*6:00 p.m.*

Contact Person:

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Dept.:	Economic Development	Community Development
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*Public Comment*

**ADJOURN CITY COUNCIL WORK SESSION TO A WORK SESSION OF THE  
REDEVELOPMENT AGENCY ONLY**

**5. AFFORDABLE HOUSING INVESTMENT STRATEGY**

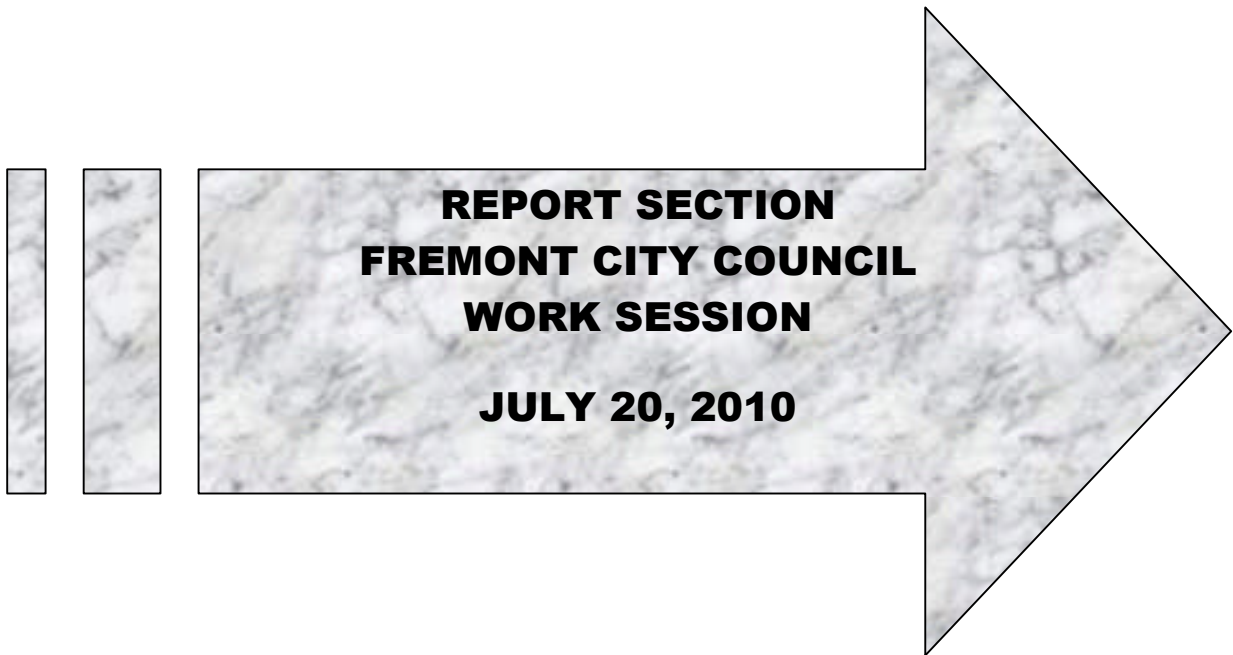
*Immediately  
following  
conclusion of  
City Council  
item*

Contact Person:

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*Public Comment*

**6. ADJOURNMENT**



#### 4. DRAFT ECONOMIC DEVELOPMENT ELEMENT GOALS AND POLICIES

**Contact Person:**

Name:	Lori Taylor	Jeff Schwob
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**PURPOSE OF THE WORK SESSION:** Staff is in the process of drafting the updated General Plan. The guiding vision for the General Plan, as distilled from discussions with the Council, Boards and Commissions, and the community, is that “Fremont will serve as a national model of how an auto-oriented suburb can evolve into a sustainable, strategically urban, modern City.” This vision is the basis for proposed goals and policies in the draft Economic Development Element.

The purpose of this work session is to describe the contents of the draft Economic Development Element and to highlight for the City Council the major proposed changes from the existing Local Economy Element. Later this summer, staff envisions releasing a working draft of the General Plan. At that point, preparation of the Environmental Impact Report will begin, and staff will undertake additional community outreach efforts to describe the Plan and receive public comment.

**POLICY ISSUES/ANALYSIS:** While considered an optional element by the State, the draft Economic Development (ED) Element is included to formally establish the policy framework to ensure the City’s regional competitiveness and long-term economic and fiscal stability. It is intended to guide future economic development decisions and activities and to ensure economic decision making is well-integrated into other aspects of city development. The ED Element also complements the other General Plan Elements, including alignment with the Plan’s emphasis on sustainability and transit-oriented development. The Element takes into account the findings from two technical reports that were previously presented to the City Council: the Industrial Land Use Analysis (April 2008), and the Fremont Market Analysis and Retail Strategy (September 2008). Although economic conditions have changed substantially since the completion of the studies, they provide important baseline data and trend analysis. The Element also reflects input from the Economic Development Advisory Commission.

The draft ED Element goals are listed below, followed by summarized policies and measures that would implement the goals. All of the draft goals, policies, and implementing measures are attached as Informational Item 1.

- **Goal ED-1: A Dynamic Local Economy**

*Create and sustain a dynamic local economy that attracts investment, increases the tax base, generates public revenues, creates employment, provides recreational, shopping and service opportunities for residents, and maintains a balance of jobs and housing.*

Examples include efforts to increase the tax and employment base; promoting Fremont as a Business Friendly Community by streamlining business permitting and providing permit and technical assistance; conducting corporate site visits; providing business development workshops; supporting workforce

development initiatives to ensure a well-trained workforce and increase employment through partnerships and educational opportunities; supporting a jobs/housing balance and local hiring; and facilitating efforts to get people to work and goods to businesses.

- **Goal ED-2: Vibrant Shopping Areas**

*Create and sustain a hierarchy of well-defined vibrant retail centers that meet the shopping, entertainment, dining, and service needs of Fremont residents and workers and the local region.*

Examples include focusing future retail businesses in well-defined locations by establishing a hierarchy of retail lands and by limiting conversion of industrial land for retail uses; regularly updating the retail strategy to identify retail trends and market conditions; targeting retail recruitment efforts; regularly evaluating the performance of retail centers; evaluating impacts of non-retail businesses in retail centers; thoughtfully reviewing requests to convert retail areas to other uses; conducting outreach to identify options for rehabilitation of retail centers through private and public investment opportunities; updating regulations to reflect modern businesses; shared parking opportunities; minimizing impacts of retail condominium conversions; promotion of Fremont as a retail location, including attraction and retention efforts; and specific place-making efforts for each of the retail areas throughout the city (e.g., City Center, Town Centers, and historic districts).

- **Goal ED-3: A Diverse Mix of Industrial and Technology Uses**

*Support and promote a diverse mix of industrial and technology uses to provide jobs and tax revenues for the community.*

Examples include regularly updating the industrial strategy; providing an adequate supply of industrially-zoned land; facilitating adaptive reuse of older industrial buildings and establishing that industrial businesses have the right to operate as such in the industrial areas; attracting emerging growth industries by monitoring industry trends, encouraging businesses clusters, and facilitating opportunities for public and private reinvestment into industrial areas.

- **Goal ED-4: Promoting International Trade**

*Promote Fremont as a “Location of Choice” for international trade.*

Examples include hosting trade delegations; maximizing regional opportunities to create international trade; partnering with education institutions developing international exchange programs with global universities; providing resource materials in other languages, marketing rail, port, and air access advantages of Fremont; and exploring establishing a foreign trade zone or other programs to benefit local and international firms.

- **Goal ED-5 : Sustainability**

*Promote environmental sustainability in the business sector.*

Examples include promoting development of a clean technology cluster; promoting green jobs, including training and coursework; and promoting environmentally sustainable business practices, resources to businesses seeking to improve energy efficiency, and trip reduction strategies.

- **Goal ED-6: Promoting Fremont**

*Promote Fremont's high quality of life to prospective businesses, residents, shoppers, and visitors.*

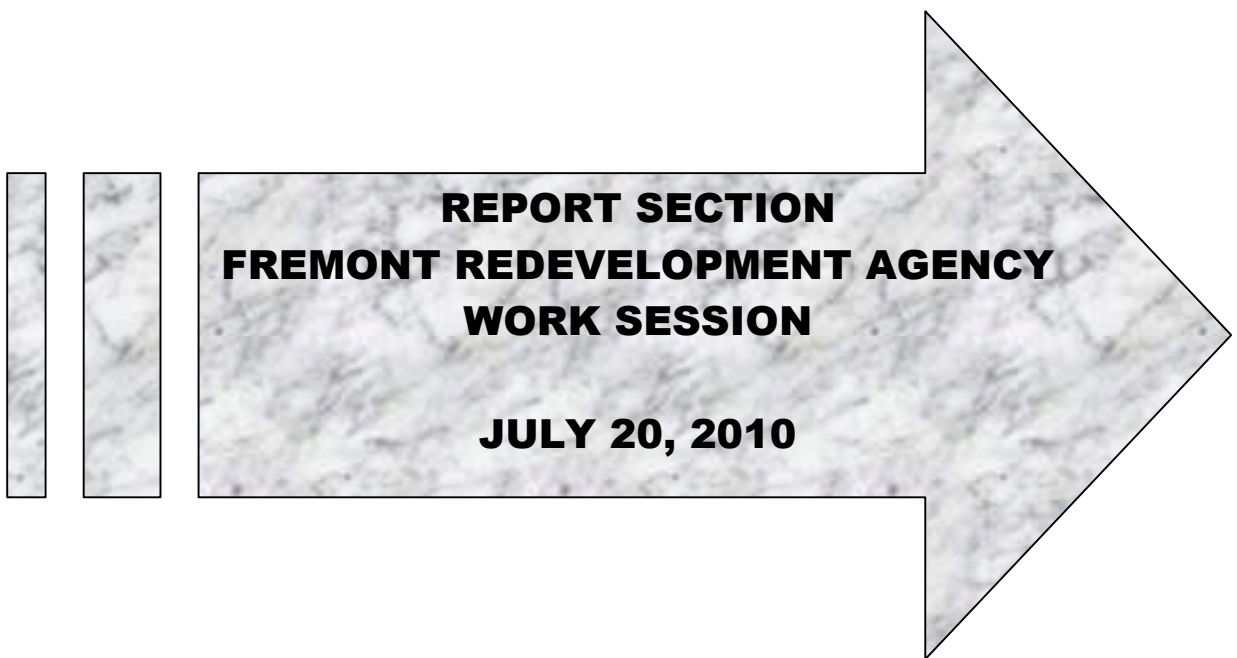
Examples include highlighting Fremont's livability in local media, business journals, and through outreach; promoting Fremont as a destination with special festivals and events, dining, and social/cultural amenities; supporting local businesses through advertising (e.g., Shop Fremont), local vendor preference policies, and coordinating efforts with local business associations and merchants; promoting development of quality lodging, restaurants, and meeting facilities; and promoting visitor services, tourism, and special events in neighborhoods.

The policy framework of the 1991 Local Economy Element is incorporated into the proposed draft ED Element. The 1991 policy framework was less detailed, focusing on increasing job creation opportunities for residents; preparation of plans to revitalize community commercial areas; attracting and retaining large revenue generators; protecting the revenue generating commercial and industrial land supply; protecting and revitalizing neighborhood commercial centers; promoting high intensity development around Fremont BART and medium intensity development around Irvington BART; locating high volume shopping opportunities (big box stores) in locations with freeway access; and providing commercial services to industrial workers. However, given changes in business trends, new policies have been added to the 1991 framework. These new policies are identified in Informational Item 1 as “[**NEW**]” after the policy title, and generally include business friendly services; workforce development support; reviewing/updating regulations to reflect ED Element goals; promoting Fremont as a prime retail location; establishing place-making in pedestrian commercial areas; attracting emerging growth technologies; promoting international trade, sustainability, and Fremont as a destination; and supporting local businesses.

At tonight's workshop, staff will provide an overview of the draft ED policy framework.

**REQUESTED OUTCOME OF THE WORK SESSION:** Provide input to staff.

**ENCLOSURE:** [Informational Item 1: Proposed Draft Economic Development Element Goals, Policies, and Implementation Measures.](#)



## 5. **AFFORDABLE HOUSING INVESTMENT STRATEGY**

### **Consideration of Investment Strategy for the Redevelopment Agency's Affordable Housing Funds**

#### **Contact Person:**

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**PURPOSE OF THE WORK SESSION:** The Agency Board has raised questions of housing policy through the Plan Amendment process, the City's Housing Element update, and the Agency's Five-Year Implementation Plan. In considering these matters, the Agency Board has raised critical issues pertaining to affordable housing and indicated its desire to review the types of affordable housing projects and programs funded by the Agency. Particular questions have been raised about whether the Agency should target units for certain income levels of recipients (such as Extremely Low Income households), whether and how the Agency should spread income-restricted rental projects throughout the City, and whether Agency resources should continue to be allocated 20% to ownership housing and 80% to rental housing. The purpose of this evening's work session is to:

1. Present background materials on the need for affordable housing (ABAG data, EveryOne Home data);
2. Review the progress made to date in the Agency's affordable housing production; and
3. Based on the Agency's production to date, begin a discussion of the Agency's priorities and objectives in meeting the City's affordable housing need.

**POLICY ISSUES/ANALYSIS:** In the last few years, the City Council and/or Agency Board have taken action on a number of significant housing-related policies, including approval of the Alameda County EveryOne Home Plan in December 2006, the City's Housing Element, and consideration of significant modifications to the City's Inclusionary Housing Ordinance. In addition, the City has accepted American Recovery and Reinvestment Act (stimulus) funds and embarked on program efforts to assist families to remain housed, as well as to provide subsidy support to help currently homeless families move more quickly into permanent housing. At the same time, the City Council and Agency Board approved the Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project (the Plan Amendment), which allows for the continued receipt of tax increment revenues and guarantees a source of revenue for affordable housing for the next 20+ years.

Finally, within the next year, the Agency Board is required to conduct a mid-term review of its current Five-Year Implementation Plan for the 2008 – 2013 period (adopted June 2008 and amended March 2010 with the adoption of the Plan Amendment). At the mid-point of the five-year period, the Agency reviews progress and makes any mid-course changes it deems necessary, including any changes to its affordable housing projects and programs. Taken together, the recent adoption of the Housing Element and the Plan Amendment, along with the upcoming Agency Implementation Plan review, provide a pivotal opportunity to assess the City's affordable housing goals and make any needed adjustments to



the Agency's Affordable Housing Investment Strategy to achieve these goals. Specific policy questions to be addressed include the following:

- How should the City address the need for the extremely low, very low and low income units; should targets or benchmarks be created? (Resolution of this question was identified as an implementation program in the recent Housing Element update)
- How can the Agency best assist in meeting the City's Regional Housing Needs Allocation (RHNA) numbers set by ABAG in 2007?
- How can the desire for geographical distribution of affordable projects be best balanced with competing interests, such as -
  - locating affordable projects near services and public transit
  - maximizing "production credit" for Agency-assisted units under the Agency's California Community Redevelopment Law (CRL) obligation (the Agency receives only 50% credit for Agency-restricted units produced outside of the Merged Project Area toward its obligation to assure that 15% of all new or substantially rehabilitated residential units produced in the Merged Project Area are affordable units)
  - minimizing land costs (this tends to discourage affordable units in higher-cost land areas)
  - satisfying the CRL requirement that any tax increment revenues deposited in the Agency's 20% affordable housing fund (Affordable Housing Funds) that are spent outside the Merged Project Area must be found to benefit the Merged Project Area
- Should certain housing types be encouraged for specific population groups such as families, disabled, transition age youth, elderly, and/or homeless, consistent with applicable fair housing laws?
- Should the Agency continue its practice of responding to funding requests as they come in, or should the Agency seek to identify and pursue specific housing types?
- Is the Agency's expenditure target of 80% rental and 20% homeownership for the Agency's Affordable Housing Funds still an appropriate spending mix?
- Does the Agency Board want to establish supportive services housing as an integral element in its ongoing provision of affordable housing recognizing that such services will require non-Redevelopment Agency funding?
- Should some portion of Affordable Housing Funds be set aside to provide housing rental subsidies for both homeless prevention and rapid re-housing consistent with CRL spending limits?

**BACKGROUND/HISTORY:** Through both the 2007-2014 Housing Element, and the Five-Year Implementation Plan, the Agency has committed to undertaking multiple programs and policies to further the production of affordable housing. These are outlined below.

Five-Year Implementation Plan, Five Point Program, and Affordable Housing Investment Strategy  
In each five-year period, the Implementation Plan establishes policy priorities for the five-year period, setting forth programs and projects that will eliminate blight in the redevelopment project areas and create new affordable housing opportunities in the community. Beginning in 1998, the Agency Board adopted an affordable housing Five Point Program, which has continued to guide appropriations and affordable housing investments in each succeeding Implementation Plan. The Five Point Program consists of the following:

1. **First Time Homebuyer's Program**, which provides loans of up to \$40,000 in down payment assistance for Fremont first-time homebuyers. Collectively, the Agency has invested over \$6 million and has assisted 155 households to become first-time homeowners. Of the 155 households which received loan assistance, the Agency received loan repayments of \$609,439, which comprise \$516,000 of the original loan amount plus \$93,439 in equity share from 15 households who sold their homes.
2. **Home Improvement Loan Program**, which provides low interest loans to assist homeowners to improving their homes and their neighborhoods. To date, 37 homes located in the Merged Project Area and adjacent target area neighborhoods have been rehabilitated through the Neighborhood Home Improvement Program. The Agency spent approximately \$2 million on these projects from fiscal years 2001-2010.
3. **Apartment Acquisition and Rehabilitation**, which provides acquisition and/or improvement loans at reduced interest rates to secure affordable rents over a 55-year term. Since 1998, four apartment complexes -- 217 housing units -- have been acquired and or rehabilitated through this program (Bridgeway/Howard Collins and Baywood Apartments in Irvington; Glen Haven and Glen View Apartments in Centerville). The majority of these units (150) are restricted to low income, with the rest restricted to very low (41) and extremely low income (26), respectively.
4. **Preservation of Affordable Housing**, through the use of reduced interest rate rehabilitation funding to encourage property owners to keep affordable units from converting to market rate after the restricted affordability term expires. The Agency assisted in the preservation of 163 affordable units.
5. **New Construction** and production of affordable housing units. Since 1998, the Agency has invested \$50.1 million of its Affordable Housing Funds to construct 606 new housing units. Of this total, 229 (38%) units target extremely low income households, 258 (42%) units target very low income households, 109 (18%) units target low income households and 10 units (2%) target moderate income households.

In June 2002, the Agency Board adopted its Affordable Housing Investment Strategy (attached), which reaffirmed the Five Point Program, and more specifically laid out expanded goals, such as targeting only moderate income households (and not lower income categories) for ownership housing, directing that 80% of Agency financial resources be used for rental housing and 20% for ownership, and recognizing the need for diversity in housing type to support a variety of households, including family, senior, and special needs supportive housing.

Using the Five Point Program and the Affordable Housing Investment Strategy as the framework, the Agency adopted its current Implementation Plan. Fremont's current Implementation Plan covers the period from July 1, 2008 through June 30, 2013 and projects approximately \$37 million of expenditures, as follows:

New Construction	\$22 million
First-Time Homebuyer and Home Improvement Programs	\$6 million
Apartment Acquisition, Preservation	\$2.2 million
Opportunity Fund/Contingency	<u>\$6.8 million</u>
Total	\$37 million

As indicated above, the Implementation Plan anticipates spending the majority of its Affordable Housing Funds on new construction of rental housing for very low and low-income households, which could include households with large families, people with special needs, and seniors.

#### CRL Expenditure Targeting Requirements

The CRL requires the Agency to expend Affordable Housing Funds to assist very low and low income households at least in proportion to their respective need in the community. To determine this income targeting obligation, the Agency must use the City's RHNA numbers as established by the Association of Bay Area Governments (ABAG). During the most recent 10-year compliance period, the Agency exceeded its minimum targeting requirement by expending 40% of its Affordable Housing Funds on very low income household unit production (requirement was 31%) and 24% on low income household unit production (requirement was 18%).

A second, more recent CRL expenditure targeting requirement calls for the Agency to expend Affordable Housing Funds in a manner that supports housing available to households of all age levels, including family housing, so as to avoid a concentration of spending for seniors-only housing that is disproportionate to the percentage of Fremont's low income households that are senior households. For the current ten-year compliance period, this requirement means that at least 76% of the Agency's Affordable Housing Funds must be spent to produce affordable housing available to persons regardless of age. In the most recent ten-year compliance period, the Agency spent 89% of its Affordable Housing Funds for units available to persons regardless of age, and 11% for housing restricted to seniors.

#### Housing Element – Agency/Office of Housing and Redevelopment Responsibilities

The Agency/Office of Housing and Redevelopment (OHR) plays a key role in achieving the City's housing goals as defined in the recent Housing Element update. Attached to this staff report is a comprehensive list of each of the 25 Agency action items outlined in Chapter 6 of the Housing Element (attached to this staff report – Informational Item #\_\_\_). Key action items requiring Agency staff work are as follows:

- **Policy 1.01 Continue programs assisting rental property owners and lower income homeowners with the repair of their housing units.**
- **Policy 3.01 Develop and utilize all available funding resources in order to provide the maximum amount of affordable housing feasible.**
- **Policy 3.03 Encourage the development of a diverse housing stock that provides a range of housing types (including family and larger-sized units) and affordability levels throughout the community.**
- **Policy 4.01 Preserve the existing supply of affordable housing, rental apartments, and mobile homes.**
- **Policy 5.02 Continue to support housing programs for special needs households such as seniors, disabled and homeless.**
- **Policy 5.03 Continue to support other housing programs for qualifying households.**
- **Policy 7.02 Encourage inclusion of supportive services in new affordable housing developments**

### EveryOne Home Plan/Supportive Housing

In December 2006, the City Council adopted the Alameda County EveryOne Home Plan (EveryOne Home), subsequently adopted by all jurisdictions in the County. EveryOne Home proposes to ensure that, by 2020, all extremely low-income residents in the county have a safe, supportive and permanent place to call home with services available to help them stay housed and improve the quality of their lives. EveryOne Home provides a roadmap for creating a system that fully addresses the housing and services needs for special needs populations, specifically homeless people, those living with HIV/AIDS, those with mental illness, and persons being released from institutional settings, such as youth from foster care. It is important to note that EveryOne Home does not establish specific housing goals for Fremont or any other jurisdiction. A key attribute of this plan is to combine permanent housing with supportive services.

Supportive housing is defined as any affordable housing units which have integrated supportive services provided as part of the project. These services often involve assessment of need and service coordination by an experienced case manager and can include job training, child care assistance, financial management and budgeting, and mental health and substance abuse counseling. Provision of supportive services can be a cost effective intervention and it is often a key factor in helping those with special needs and those who have been homeless remain successfully housed. It is important to note that Agency funds are not expressly authorized by CRL to be used to directly provide supportive services. As a result, such services must be provided with other funding or in partnership with outside agencies.

In summary, the Agency's Implementation Plan, the City's Housing Element and the EveryOne Home Plan have specific targets for the Agency and/or City in regards to production of affordable housing. As a result, staff is requesting direction from the Agency Board regarding how best to align Agency expenditures with City and Agency policy aims, taking into account CRL requirements and limitations for expenditure of Affordable Housing Funds.

**REQUESTED OUTCOME OF THE WORK SESSION:** At this time, staff seeks input from the Agency Board on its goals and priorities, and what, if any, targets it would like in place to achieve the established policy goals. No action is requested this evening. It is likely another study session may be necessary to respond to key issues, and staff anticipates coming back to the Agency Board some time in the fall. This will provide staff an opportunity to undertake any research and analysis the Agency Board may require. Key issues to be addressed are outlined in question form in the Policy Issues/Analysis section above.

### **ENCLOSURES:**

- [OHR Housing Element responsibilities](#)
- [Agency Affordable Housing Investment Strategy](#)
- [Amended Implementation Plan for the Fremont Merged Redevelopment Project](#)

## ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD .....	Fremont Unified School District
ACCMA .....	Alameda County Congestion Management Agency	GIS .....	Geographic Information System
ACE .....	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD.....	Alameda County Flood Control District	HARB .....	Historical Architectural Review Board
ACTA .....	Alameda County Transportation Authority	HBA .....	Home Builders Association
ACTIA.....	Alameda County Transportation Improvement Authority	HRC .....	Human Relations Commission
ACWD.....	Alameda County Water District	ICMA .....	International City/County Management Association
BAAQMD .....	Bay Area Air Quality Management District	JPA.....	Joint Powers Authority
BART .....	Bay Area Rapid Transit District	LLMD .....	Lighting and Landscaping Maintenance District
BCDC .....	Bay Conservation & Development Commission	LOCC.....	League of California Cities
BMPs .....	Best Management Practices	LOS .....	Level of Service
BMR .....	Below Market Rate	MOU .....	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC.....	Metropolitan Transportation Commission
CBD.....	Central Business District	NEPA .....	National Environmental Policy Act
CDD.....	Community Development Department	NLC.....	National League of Cities
CC & R's .....	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG .....	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA .....	California Environmental Quality Act	PC.....	Planning Commission
CERT.....	Community Emergency Response Team	PD .....	Planned District
CIP .....	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA .....	Congestion Management Agency	PVAW.....	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF .....	City of Fremont	RDA .....	Redevelopment Agency
COPPS.....	Community Oriented Policing and Public Safety	RFP .....	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC .....	California Transportation Commission	RHNA .....	Regional Housing Needs Allocation
dB .....	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO .....	Residential Rent Increase Dispute Resolution Ordinance
DO .....	Development Organization	RWQCB .....	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET .....	Southern Alameda County Narcotics Enforcement Task Force
EBRPD .....	East Bay Regional Park District	SPAA .....	Site Plan and Architectural Approval
EDAC .....	Economic Development Advisory Commission (City)	STIP .....	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS .....	Environmental Impact Statement (NEPA)	T&O .....	Transportation and Operations Department
ERAF.....	Education Revenue Augmentation Fund	TOD .....	Transit Oriented Development
EVAW .....	Emergency Vehicle Accessway	TS/MRF .....	Transfer Station/Materials Recovery Facility
FAR .....	Floor Area Ratio	UBC .....	Uniform Building Code
FEMA .....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa .....	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA .....	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27  
BROADCAST SCHEDULE**

<i><b>Date</b></i>	<i><b>Time</b></i>	<i><b>Meeting Type</b></i>	<i><b>Location</b></i>	<i><b>Cable Channel 27</b></i>
July 27, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
		August Recess		
September 7, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
September 14, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
September 21, 2010	TBD	Work Session	Council Chambers	Live
September 28, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 4, 2010	4-6 p.m.	Joint Council/FUSD Meeting	Council Chambers	Live
October 5, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 12, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 19, 2010	TBD	Work Session	Council Chambers	Live
October 26, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 2, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 9, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 16, 2010	TBD	Work Session	Council Chambers	Live
November 23, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 30, 2010 (5 <sup>th</sup> Tuesday)		No City Council Meeting		
December 7, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 14, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 21, 2010	TBD	Work Session	Council Chambers	Live